



COMMUNITY DEVELOPMENT DEPARTMENT

333 Broadalbin Street SW, P.O. Box 490
Albany OR 97321

Ph: 541-917-7550 Fax: 541-917-7598
www.cityofalbany.net

NOTICE OF DECISION

DATE OF NOTICE: September 14, 2016

FILE: SP-14-16

TYPE OF APPLICATION: Site Plan Review (Type I-L) for new construction of a 26-foot wide paved access driveway from the ATI facility (Pacific Cast Technologies) on Queen Avenue SW to Ferry Street SW.

REVIEW BODY: Staff

PROPERTY OWNER/APPLICANT: Matt Lee; Pacific Cast Technologies, Inc.; 150 Queen Avenue SW; Albany, OR 97322; 541-905-3679; Matt.Lee@ATIMetals.com

APPLICANT REP.: Mike Smee; ATI Engineering; PO Box 460; Albany, OR 97321

ENGINEER: Grant Beem; K&D Engineering; PO Box 725; Albany, OR 97321; 541-928-2583; gbeem@kdeng.com

ADDRESS: 2435 & 2445 Ferry Street SW

MAP/TAX LOT: Linn County Assessor's Map No. 11S-03W-18BA; Tax Lots 1102 & 1106

ZONING: Light Industrial (LI) District

On September 14, 2016, the City of Albany Community Development Director granted **APPROVAL with CONDITIONS** of the application referenced above.

The City based its decision on the project's conformance with the review criteria listed in the Albany Development Code. The supporting documentation relied upon by the City in making this decision is available for review at City Hall, 333 Broadalbin Street SW. Conditions of approval are attached to this notice. For more information, please contact **David Martineau, Project Planner**, at 541-917-7561, or Bob Richardson, Planning Manager, at 541-917-7555.

The City's decision may be appealed to the State Land Use Board of Appeals (LUBA), if a person with standing files a completed Notice to Appeal application and the associated filing fee no later than 21 days from the date the City mails the Notice of Decision. The applicants may proceed, at their own risk, prior to the end of the appeal period, provided they sign a Release and Indemnity Agreement with the City.

This approval shall expire three years from the date of approval unless the applicant has installed all of the required public infrastructure related to the development and the infrastructure has been accepted by the city, or the applicant has provided financial assurance for all required public infrastructure per Albany Development Code Section 12.600, or if the development did not require public infrastructure, a valid building permit exists for new construction or improvements and work has commenced.

Signature on file

Community Development Director

Attachments: Location Map, Site Plan, DSL Correspondence

Appeal Deadline: October 5, 2016
Approval Expiration Date (If not appealed): September 14, 2019

CONDITIONS OF APPROVAL

General

- Development shall occur consistent with the plans and narrative submitted by the applicant, or as modified by conditions of approval, and shall comply with all applicable state, federal and local laws.

Public Utilities

- 2.1 Before beginning work on the proposed development, the applicant must obtain a storm water quality permit from the City's Public Works Department. In conjunction with the storm water quality permit, the applicant must obtain an EPSC permit through the Public Works Department.

Transportation

- 4.1 The new driveway connection to Ferry Street shall have a width of 42 feet, be located as shown on the approved site plan, and include separate striped approach lanes with directional turn arrows. The design of the driveway approach shall comply with Standard Drawing 310, and does not need to include an internal pedestrian refuge island.

INFORMATION FOR THE APPLICANT

Please read through the following requirements. This list is not meant to be all-inclusive; we have tried to compile requirements that relate to your specific type of development. These requirements are not conditions of the land use decision. They are Albany Municipal Code (AMC) or Albany Development Code (ADC) regulations or administrative policies of the Planning, Public Works, Fire, or Building Departments that you must meet as part of the development process.

You must comply with state, federal, and local law. The issuance of this permit by the City of Albany does not eliminate the need for compliance with other federal, state, or local regulations. It is the applicant's responsibility to contact other federal, state, or local agencies or departments to ensure compliance with all applicable regulations.

PLANNING

1. The use must substantially conform to the site plan that was submitted for review. Planning staff must approve any changes to the plans.
2. Land use approval does not constitute Building or Public Works permit approvals.

BUILDING DIVISION

Building Division comments are provided by Gary Stutzman, Building Official, 541-917-7626.

PERMITS

1. Obtain Building Permits prior to any construction.
2. Towers shall be design and constructed per Telecommunications Industry Association (TIA)-222-G-05 including Addendum 1, 222-G1, dated 2007 and Addendum 2, 222-G-2 Dated 2009. They shall be designed for wind, ice and seismic. The exceptions for the seismic design listed in Section 2.7.3 of TIA-222 do not apply in Oregon. **Oregon Structural Specialty Code (OSSC)**

3. Towers shall be located such that guy wires and other accessories shall not cross or encroach upon any street or other public space, or over above-ground electric utility lines or encroach upon any privately owned property without the written consent of the owner of the encroached-upon property, space or above-ground electric lines. **OSSC 3108**
4. Obtain Building Permits prior to installation of the 30KW generator. Generator muffler noise is regulated by OAR 340-035-0035 allows certain dBA levels for different durations from 7:00 a.m. -10:00 p.m. and 10:00 p.m. to 7:00 a.m.

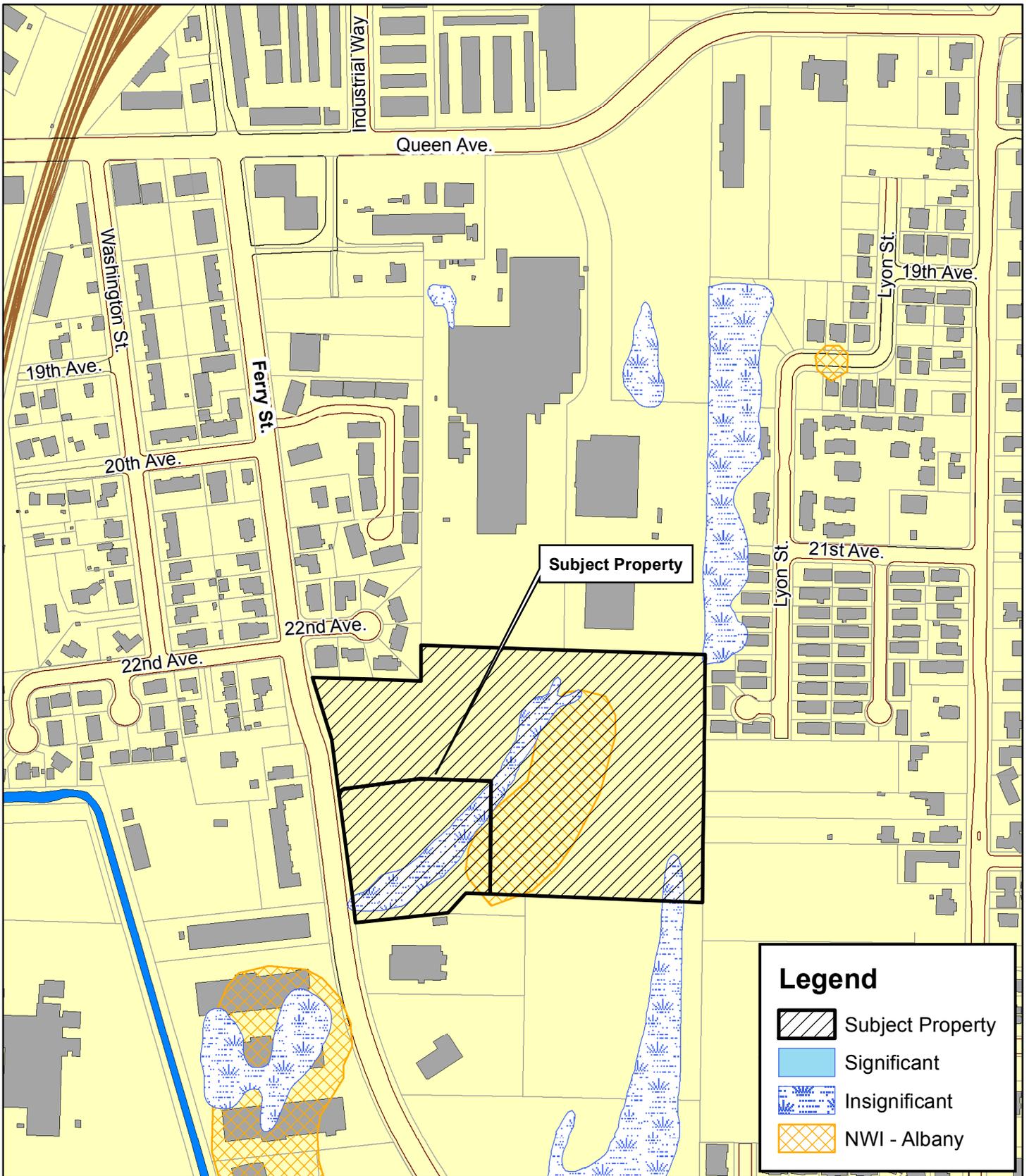
PUBLIC WORKS - ENGINEERING

The City of Albany's infrastructure records, drawings, and other documents have been gathered over many decades, using differing standards for quality control, documentation, and verification. All information provided represents the current information we have in a readily available format. While the information we provide is generally believed to be accurate, occasionally this information proves to be incorrect, and thus we do not warrant its accuracy. Prior to making any property purchases or other investments based, in full or in part, upon the information provided, we specifically advise that you independently field verify the information contained within our records.

It is the property owner's responsibility to ensure that any proposed grading, fill, excavation, or other site work does not negatively impact drainage patterns to, or from, adjacent properties. In some situations, the applicant may propose private drainage systems to address potential negative impacts to surrounding properties. Private drainage systems that include piping will require the applicant to obtain a plumbing permit from the Building Division prior to construction. Private drainage systems crossing multiple lots will require reciprocal use and maintenance easements and must be shown on the final plat. In addition, any proposed drainage systems must be shown on the construction drawings. The type of private drainage system, as well as the location and method of connection to the public system must be reviewed and approved by the City of Albany's Engineering Division.

DEPARTMENT OF STATE LANDS

A state permit is required for 50 cubic yards or more of removal and/or fill in wetlands, below ordinary high water mark of streams, within other waters of the state, or below highest measured tide where applicable (see DSL response dated 7/22/2016, enclosed).



Legend

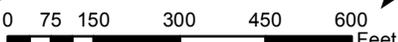
-  Subject Property
-  Significant
-  Insignificant
-  NWI - Albany

Location Map: 2435 & 2445 Ferry Street SW



The City of Albany's Infrastructure records, drawings and other documents have been gathered over many decades, using differing standards for quality control, documentation, and verification. All of the data provided represents current information in a readily available format. While the data provided is generally believed to be accurate, occasionally it proves to be incorrect, thus its accuracy is not warranted. Prior to making any property purchases or other investments based in full or in part upon the material provided, it is specifically advised that you independently field verify the

N

July 6, 2016

Planning Division

City of Albany - 333 Broadalbin St. SW, Albany, Oregon 97321 (541) 917- 7550

SITE PLAN
FOR
ATI QUEEN AVENUE FACILITY
LOCATED IN
NW 1/4 SEC. 18, T. 11 S., R. 3 W., W.M.
CITY OF ALBANY, LINN COUNTY, OREGON
JULY 5, 2016

VERTICAL CONTROL:

THE SITE BENCHMARK IS A PK NAIL IN THE DRIVEWAY APRON (ELEVATION = 223.74). THIS BENCHMARK WAS ESTABLISHED USING LINN COUNTY GPS STATION 93035 AN ALUMINUM CAP IN MONUMENT BOX IN QUEEN AVENUE (ELEVATION = 216.368).

SURVEY NOTES:

THE PROPERTY LINES WERE DETERMINED BY COLE SURVEYING. THIS IS NOT A BOUNDARY SURVEY. BOUNDARIES SHOWN ON THIS SURVEY ARE A GRAPHIC REPRESENTATION TO SHOW THE APPROXIMATE LOCATION OF BOUNDARIES TO EXISTING IMPROVEMENTS. EXISTING UTILITIES ARE FROM UTILITY LOCATES PERFORMED BY THE VARIOUS UTILITY AUTHORITIES.

OWNER / DEVELOPER:

PACIFIC CAST TECHNOLOGIES, INC.
150 QUEEN AVE. SW
ALBANY, OR 97322

SITE ADDRESS:

2445 FERRY ST. SW
ALBANY, OR 97322

TAX LOTS:

TAX LOTS 1102 + 1106
MAP 115-03W-18BA
TAX LOTS 1103 + 1105
MAP 115-03W-07GD

ENGINEER:

K&D ENGINEERING, INC.
276 NW HICKORY ST.
ALBANY, OR 97321
541-928-2583

FLOODPLAIN:

PROJECT AREA IS OUTSIDE THE SPECIAL FLOOD HAZARD AREA AS SHOWN ON FEMA FIRM 41043C0526G, DATED SEPTEMBER 29, 2010.

OTHER ZONING DISTRICTS:

PROJECT AREA IS OUTSIDE WILLAMETTE GREENWAY, HISTORIC DISTRICT AND AIRPORT HEIGHT RESTRICTION AREA.

LAND AREA: (GROSS AND NET)

TAX LOT 1102 (115-03W-18BA):	10.20 ACRES
TAX LOT 1106 (115-03W-18BA):	2.64 ACRES
TAX LOT 1103 (115-03W-07GD):	4.58 ACRES
TAX LOT 1105 (115-03W-07GD):	5.90 ACRES
TOTAL:	28.32 ACRES

IMPERVIOUS AREA: (TAX LOTS 1102 + 1106)

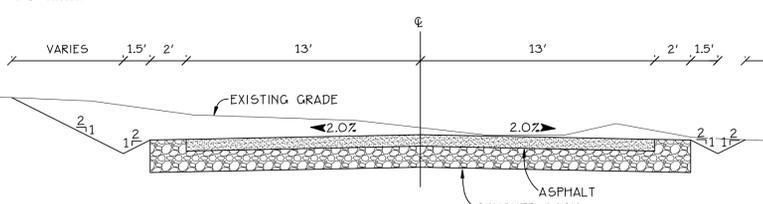
EXISTING:	0.02 ACRES (0.16Z)
PROPOSED NEW AREA:	0.49 ACRES (3.82Z)
PROPOSED REMOVED AREA:	0.02 ACRES (0.16Z)
POST DEVELOPMENT AREA:	0.49 ACRES (3.82Z)

LEGEND:

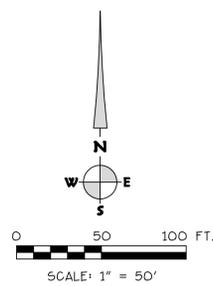
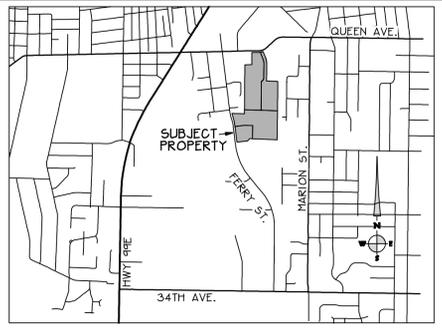
- 8"SS — EXISTING SANITARY SEWER + SIZE
- 8"SD — EXISTING STORM DRAIN + SIZE
- 8"W — EXISTING WATERLINE + SIZE
- — PROPERTY LINE / LOT LINE
- ⊠ — EXISTING CATCH BASIN / CURB INLET
- ⊙ — EXISTING MANHOLE
- ⊞ — VALVE
- ⊞ — WATER METER
- ⊞ — FIRE HYDRANT
- ⊞ — POWER PEDESTAL
- ⊞ — TELEPHONE PEDESTAL
- ⊞ — TV PEDESTAL
- ⊞ — GAS METER / VALVE
- ⊞ — PROPOSED PRIVATE STREET LIGHT
- 225' — PROPOSED GRADE CONTOUR
- 222' — EXISTING MINOR CONTOUR
- 225' — EXISTING MAJOR CONTOUR



TYPICAL ROAD SECTION: NOT TO SCALE



VICINITY MAP: NOT TO SCALE



Date: 7/5/2016 Time: 8:25
Scale: 1"=40'(PS)
File: dwg\2016\16-72\1672-site.dwg (1st)

THIS DOCUMENT, DESIGNS, & IDEAS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF K&D ENGINEERING, INC. AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF K&D ENGINEERING, INC.

DATE	REVISIONS	BY

SITE PLAN NOT FOR CONSTRUCTION

K & D ENGINEERING, INC.
K & D
276 N.W. HICKORY STREET
P.O. BOX 725
ALBANY, OREGON 97321
(541) 928-2583

ATI QUEEN AVENUE FACILITY
CITY OF ALBANY, LINN COUNTY, OREGON

SITE PLAN
FERRY STREET ACCESS ROAD

HORIZ. SCALE: 1" = 50'
VERT. SCALE:
SIGN DATE: 7/5/2016
DESIGN BY: GMB
DRAWN BY: ITM
CHECK BY: GMB
PROJECT No.: 16-72

SHEET No. 1 OF 1



WETLAND LAND USE NOTIFICATION RESPONSE
OREGON DEPARTMENT OF STATE LANDS
775 Summer Street NE, Suite 100, Salem, OR 97301-1279
Phone (503) 986-5200
www.oregonstatelands.us

DSL File Number: WN2016-0293

Cities and counties have a responsibility to notify the Department of State Lands (DSL) of certain activities proposed within wetlands mapped on the Statewide Wetlands Inventory. David Martineau from city of Albany submitted a WLUN pertaining to local case file #: SP-0014-16.

Activity location:

township: 11S range: 03W section: 18 quarter-quarter section:
tax lot(s): 1102, 1106
street address: 2435 and 2445 Ferry St SW, Albany
city: county: Linn
latitude: 44.620015 longitude: -123.103195

Mapped wetland/waterway features:

- The national wetlands inventory shows a wetland on the property.
- The local wetlands inventory shows a wetland on the property.
- The county soil survey shows hydric (wet) soils on the property. Hydric soils indicate that there may be wetlands.

Oregon Removal-Fill requirement (s):

- A state permit is required for 50 cubic yards or more of removal and/or fill in wetlands, below ordinary high water of streams, within other waters of the state, or below highest measured tide where applicable.

Your activity:

Contacts:

- For permit information and requirements contact DSL Resource Coordinator (see website for current list) [http://www.oregonstatelands.us/DSL/contact_us_directory.shtml#Wetlands Waterways](http://www.oregonstatelands.us/DSL/contact_us_directory.shtml#Wetlands_Waterways)
- For wetland delineation report requirements and information contact DSL Wetlands Specialist (see website for current list)
[http://www.oregonstatelands.us/DSL/contact_us_directory.shtml#Wetlands Waterways](http://www.oregonstatelands.us/DSL/contact_us_directory.shtml#Wetlands_Waterways)
- For removal-fill permit and/or wetland delineation report fees go to
http://www.oregon.gov/DSL/PERMITS/docs/rf_fees.pdf
- A permit may be required by the U.S. Army Corps of Engineers (503-808-4373).

- This is a preliminary jurisdictional determination and is advisory only.

Comments: There is a wetland mitigation site located in the southeast corner of tax lot 1106. A state permit will be required if more than 50 cubic yards is placed in or removed from wetlands. The site plan shows mapped wetlands. It appears this map has not been approved by the Department of State Lands. Contact Lauren Brown at 503-986-5218 to determine what the next steps are prior to development.

Response by: Lauren Brown date: 07/22/2016